



Development Services

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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Christine McLachlan, AICP, Director
SUBJECT: Docket RZ25-12 (Sunsites Unit #2 – Windsor Street)
DATE: September 10, 2025

Docket RZ25-12 (Sunsites Unit #2 – Windsor Street)

The applicant requests rezoning APNs 117-06-063, 064, 065, 066, 067, 074, 075, 076, 077, and 078 from SR-43 (Single-Household Residential, one dwelling per 43,000 square feet) to SR-174 (Single-Household Residential District, one dwelling per 4 acres). The parcels are located along Windsor and Yale Streets between Cochise Stronghold and Palm Roads in Arizona Sunsites Unit #2.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Paul Prince
Location: Sunsites #2
APN: 117-06-063, 064, 065, 066, 067, 074, 075, 076, 077, 078
Parcel Size: 11 acres
Current Zoning: SR-43
Proposed Zoning: SR-174
Growth Area: D – Rural Areas
Plan Designation: Medium Density Residential
Area Plan: Mid-Sulphur Springs Valley
Existing Use: Residential
Proposed Use: Residential

Surrounding Zoning and Land Uses:

North	SR-43	Undeveloped
South	SR-43	Single Family Residences
East	SR-43	Single Family Residences
West	SR-43, SR-174	Undeveloped

II. PARCEL HISTORY

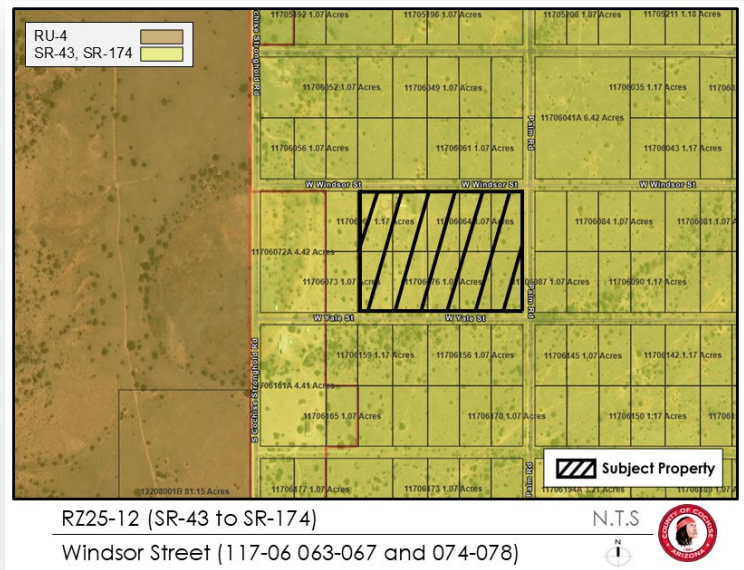
- 1961 – Arizona Sunsites Unit #2 platted in 1961
 - 2024 – Active code compliance action (outside storage, unpermitted structures, occupied recreational vehicle)
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III. NATURE OF REQUEST

The applicant requests rezoning from SR-43 to SR-174 to construct a residence and out buildings utilizing the county’s owner-builder program. The applicant has submitted lot combination applications with the county assessor to combine the existing ten parcels he owns into two parcels consisting of at least four acres.

Mandatory Compliance

Section 2.63.080 of the zoning regulations requires zoning district boundaries be in accordance with Comprehensive Plan designations. In this case, the proposed rezone to SR-174 is consistent with rural Plan designations. The area plan designation is Medium Density Residential (Mid-Sulphur Springs Valley).



Compliance with Rezoning Criteria

Section 2.63.080 of the zoning regulations provides fifteen (15) criteria for evaluating rezoning requests:

1. Adequate Land Use/Concept Plan: Complies

The applicant provided a concept plan demonstrating an intent to develop a portion of the property with a permanent residence and accessory structures. Additional land area to remain pasture.

2. Compliance with Applicable Site Development Standards: Complies

The property totals about 11 acres and will remain subject to site development standards found in Section 2.24 of the zoning regulations if successfully rezoned to SR-174, including setbacks, height, distances between structures, and lot coverage.

3. Adjacent Districts Remain Capable of Development: Complies

The requested downzone does not prevent surrounding properties from being developed in a manner consistent with their SR zoning district classifications.

4. Limiting Creation of Nonconforming Uses: Complies

Rezoning the property retains the existing SR zoning district and will not result in the creation of nonconforming uses.

5. Compatibility with Existing Development: Complies

The area is characterized with sporadic single family residences, unimproved roads, and limited infrastructure. The prevailing development pattern within Sunsites is rural residential, and the applicant intends to build a permanent residences utilizing the county’s owner-builder program. The county has approved multiple requests to downzone properties in Sunsites consisting of four or more acres to SR-

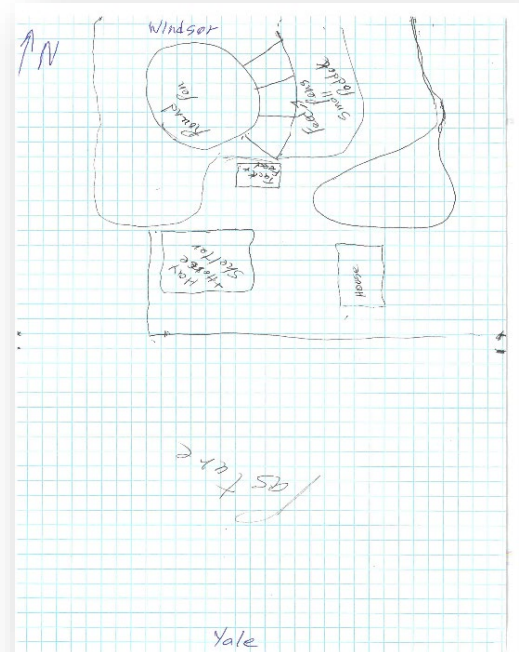
174 and RU-4.

6. Rezoning to More Intense Districts: Not Applicable

A rezone to a more intense zoning district is not proposed. The applicant requests downzoning the subject property from SR-43 to SR-174, reducing allowed residential density.

7. Adequate Services and Infrastructure: Complies

The properties are located within the Sunsites-Pearce Fire District and Sulphur Springs Valley Electric Cooperative (SSVEC) service areas, and the site will be served by on-site water storage and septic systems. The applicant proposes participating in the county's owner-builder program, which requires a minimum site area of four acres and zoning classification requiring a minimum of four acres. The county adopted the owner-builder amendment to encourage ingenuity by individual home owners in the interest of personal preference, allowing the use of alternate building materials and methods.



8. Traffic Circulation: Complies

The property is currently accessible from Windsor Street, which is an unimproved public right-of-way (ROW) not maintained by the county. Future driveways along Yale Street and Palm Road are allowed without a county ROW permit as those roads are also unimproved and outside county maintenance.

9. Development Along Major Streets: Not Applicable

The parcels front unimproved local roads not maintained by the county.

10. Infill Compatibility: Not Applicable

This factor applies to rezoning requests to General Business (GB), Light Industry (LI), or Heavy Industry (HI) zoning districts.

11. Unique Topographic Features: Not Applicable

This factor applies to rezoning requests to more intense business or industrial zoning districts.

12. Water Conservation: Not Applicable

County-wide water conservation requirements identified in Section 2.51.170 of the zoning regulations apply to non-residential uses and properties. This proposed downzone reduces the number of allowed principal dwellings which suggests an overall reduction in water consumption.

13. Public Input: Complies

Applications to downzone property are not subject to Citizen Review requirements identified in the zoning regulations. Staff posted the property, mailed notification letters, and published legal notice August 15-20, 2025.

14. Hazardous Materials: Not Applicable

The applicant proposes a rural residential land use that does not involve hazardous materials.

15. Planning Policies: Complies

Downzoning to SR-174 is consistent with Comprehensive Plan designations. The county generally supports downzones to less intense zoning districts that reduce residential densities and impacts to limited infrastructure or services.

IV. SUMMARY AND CONCLUSION

The applicant is requesting a downzone to build a residence and accessory structures using the county's owner builder program. The county continues to receive requests throughout the county to downzone properties to zoning districts with minimum 4 acre site area requirements, including SR-174 and RU-4, and staff is supportive of such requests in areas absent adequate infrastructure. The county adopted the owner-builder amendment to encourage ingenuity by individual home owners in the interest of personal preference, allowing the use of alternate building materials and methods.



Factors in Favor of Approval

1. Complies with all nine applicable factors used to evaluate rezoning requests.
2. Proposed use is compatible with established rural residential growth pattern.
3. Downzone reduces allowed residential density.
4. No opposition from nearby property owners.

Factors Against Approval

None identified.

V. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ25-12 to the Board of Supervisors with a recommendation of approval without special conditions, rezoning tax parcels 117-06-063 through 067 and 117-06-074 through 078 from SR-43 (Single-Household Residential District, one dwelling per 43,000 square feet) to SR-174 (Single-Household Residential District, one dwelling per 4 acres).

Sample Motion

I move to recommend approval of Docket RZ25-12 to the Board of Supervisors without special conditions, rezoning tax parcels 117-06-063 through 067 and 117-06-074 through 078 from SR-43 to SR-174, the factors in favor of approval constituting the findings of fact.